GENERAL NOTES

DESIGN

1. THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE BRITISH COLUMBIA BUILDING CODE 2018 EDITION.
2. THIS BUILDING HAS BEEN ASSIGNED AN IMPORTANCE CATEGORY OF "NORMAL". Is = 1.0 Iw = 1.0 Ie = 1.0

GRAVITY LOADS		
AREA	LIVE/SNOW	SUPERIMPOSED DEAD
ROOFS	2.4 kPa(+SNOW DRIFTING)	1.0 kPa

3. SNOW LOADS
   SPECIFIED SNOW LOAD S= Is(Ss(CbCwCsCa)+Sr) + SNOW DRIFT AS PER CODE.
   Ss = GROUND SNOW = 2.8 kPa Ca = 1.0 Cw = 0.8
   Sr = ASSOCIATED RAIN LOAD = 0.1 kPa Cb = 0.8 Cs = 1.0

STRUCTURAL STEEL

1. DESIGN OF STRUCTURAL STEEL MEMBERS AND CONNECTIONS TO BE IN ACCORDANCE WITH CSA S16-09.
2. WORKMANSHIP AND FABRICATION TO BE IN ACCORDANCE WITH CSA S16-14.
3. WELDING TO CONFORM TO CSA W59. FABRICATOR AND ERECTOR TO BE FULLY APPROVED BY THE CANADIAN WELDING BUREAU TO CSA W47.1, DIVISION 1 OR DIVISION 2. ALL WELDERS TO BE CWB CERTIFIED.
4. STRUCTURAL STEEL ANGLES, PLATES, WELDED WIDE FLANGES AND CHANNELS TO CONFORM TO CSA G40.21-M, GRADE 350W.
5. SHOP DRAWINGS OF STRUCTURAL STEELWORK TO BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION. PROVIDE LETTERS OF ASSURANCE AND SHOP DRAWINGS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE PROVINCE OF BRITISH COLUMBIA FOR CONNECTIONS AND WELDING DESIGNS. CONNECTION ENGINEER TO PROVIDE SCHEDULE S-B & S-C FOR ALL CONNECTION DESIGNS.
6. ALL 'STANDARD' AND 'TYPICAL DETAILS' SHOWN ON THE DRAWINGS APPLY TO ALL STEELWORK WHETHER SPECIFICALLY REFERENCED ON PLANS OR NOT.

DEMOLITION OF EXISTING STRUCTURE

1. THE STRUCTURE OF THE EXISTING BUILDING HAS BEEN MODIFIED SINCE THE ORIGINAL CONSTRUCTION, AND WHILE THE EXISTING STRUCTURE SHOWN ON DRAWINGS IS BASED ON PAST RECORD DRAWINGS AND WHERE POSSIBLE SITE OBSERVATIONS, VARIATIONS IN ACTUAL STRUCTURE IN THE FIELD ARE TO BE EXPECTED. BUSH BOHLMAN & PARTNERS LLP TAKES NO RESPONSIBILITY FOR THE ACCURACY OF PAST RECORD DRAWINGS SHOWING THE BUILDING STRUCTURE THAT IS TO BE DEMOLISHED OR MODIFIED. THE CONTRACTOR HAS A RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE EXISTING STRUCTURE PRIOR TO PERFORMING THE DEMOLITION OR OTHER WORK SHOWN ON THESE DRAWINGS. REPORT ANY VARIATIONS IN THE EXISTING STRUCTURE TO BUSH BOHLMAN & PARTNERS LLP PRIOR TO PROCEEDING WITH THE WORK IN THE AFFECTED AREA. THESE DRAWINGS SHOW STRUCTURAL WORK ONLY. REFER TO OTHER DRAWINGS AND REPORTS FOR HAZARDOUS MATERIALS AND WORK OF OTHER DISCIPLINES.
2. THESE DRAWINGS SHOW A PARTIAL DEMOLITION OF AN EXISTING BUILDING, AS WELL AS NEW WORK REQUIRED TO SUPPORT PORTIONS OF NEW AND EXISTING STRUCTURE. IN SOME CASES, NEW WORK IS REQUIRED TO BE INSTALLED BEFORE A PORTION OF THE EXISTING BUILDING IS DEMOLISHED. THE CONTRACTOR IS RESPONSIBLE FOR SEQUENCING, SHORING, AND INSTALLATION OF NEW STRUCTURE REQUIRED TO SAFELY REMOVE THE PORTIONS SHOWN AS BEING REMOVED. DEMOLITION AND CONSTRUCTION METHODS ARE THE RESPONSIBILITY OF THE CONTRACTOR. WHERE SHORING IS REQUIRED, THE CONTRACTOR IS TO RETAIN A PROFESSIONAL ENGINEER REGISTERED IN THE PROVINCE OF BRITISH COLUMBIA AND FAMILIAR WITH THE DESIGN OF SHORING. PORTIONS OF THE EXISTING BUILDING ARE IN CLOSE PROXIMITY TO THE CONSTRUCTION SITE AND WILL BE OCCUPIED DURING THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL CONDUCT WORK IN A WAY THAT DOES NOT REDUCE THE LOAD CARRYING CAPACITY OF OCCUPIED PORTIONS OF THE BUILDING OR ENDANGER THOSE USING THE OCCUPIED PORTIONS OF THE BUILDING. SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.

LUMBER FRAMING

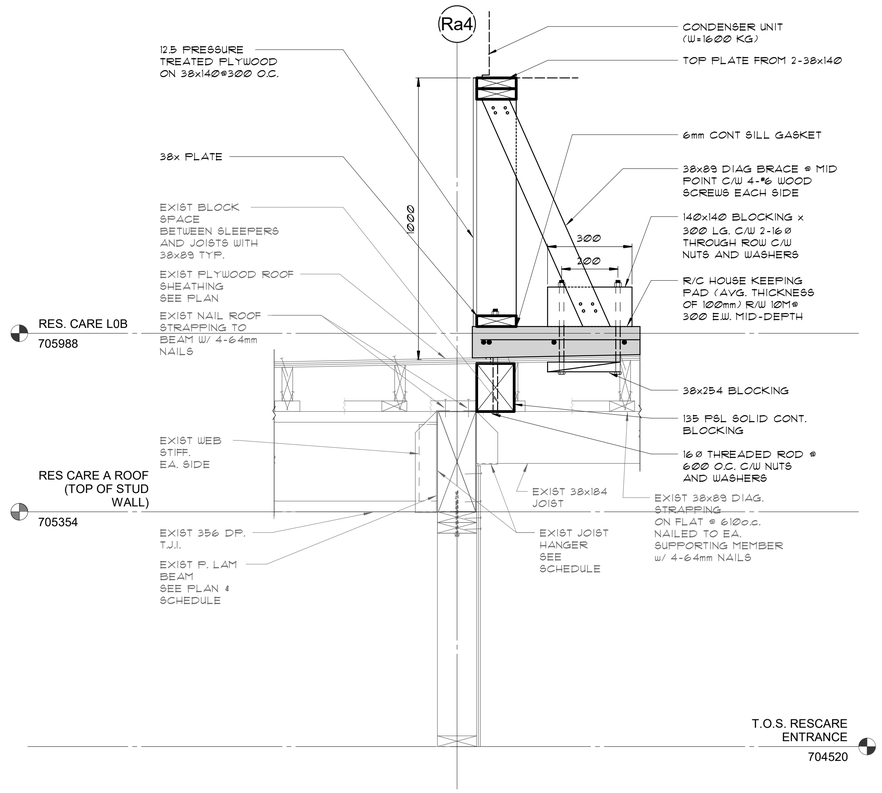
1. ROUGH CARPENTRY SHALL BE CONSTRUCTED IN ACCORDANCE TO THE HIGHEST INDUSTRY STANDARDS AND TO THE REQUIREMENTS OF PART 9 AND PART 4 OF THE 2018 BRITISH COLUMBIA BUILDING CODE.
2. SAWN LUMBER FOR STRUCTURAL FRAMING SHALL BE SPF NO.2 OR BETTER. LOAD-BEARING WALL PLATES, TO BE D.FIR NO.2 OR BETTER.
3. ALL STRUCTURAL LOAD-BEARING WALLS, SHEAR WALLS, AND EXTERIOR WALLS TO HAVE DOUBLE TOP PLATES NAILED WITH 76mm NAILS@150mm O.C. STAGGERED. STAGGER SPLICES 1200mm MINIMUM AND NAIL WITH TWO ROWS OF 76mm NAILS@76mm O.C. STAGGERED. LAP PLATES AT WALL INTERSECTIONS.
4. PARALLAM PSL BEAMS AND COLUMNS NOTED ON THE DRAWINGS AS PSL TO BE MANUFACTURED BY TRUS JOIST WEYERHAEUSER. BEAMS TO MEET 2.2E GRADE, AND COLUMNS TO MEET 1.8E GRADE.
5. MICRO.LLAM LVL BEAMS NOTED ON THE DRAWINGS AS LVL TO BE MANUFACTURED BY TRUS JOIST WEYERHAEUSER. BEAMS TO MEET 1.55E GRADE.
6. TIMBERSTRAND LSL BEAMS NOTED ON THE DRAWINGS AS LSL TO BE MANUFACTURED BY TRUS JOIST WEYERHAEUSER. BEAMS TO MEET 1.55E GRADE.
7. FRAMING HANGERS, ANCHORS, AND CLIPS SHALL BE PRE-ENGINEERED GALVANIZED METAL FABRICATIONS TO SUIT THE LOADING AND SPAN OF THE FRAMING MEMBERS SUPPORTED. ALL SPECIFIED HARDWARE IS AS MANUFACTURED BY SIMPSON STRONG-TIE. ALTERNATIVES MUST BE APPROVED IN WRITING.
8. BUILT-UP SAWN LUMBER BEAMS AND POSTS SHALL BE SPIKED TOGETHER WITH 89mm COMMON NAILS IN TWO ROWS @250mm O.C. MAXIMUN IN EACH FACE.
9. TRIM OPENINGS IN FLOORS AND ROOFS WITH DOUBLE JOISTS UNLESS NOTED OTHERWISE.

SHEATHING

1. ROOF: DOUGLAS FIR SHEATHING GRADE (UNSANDED) PLYWOOD, 13mm THICK MINIMUM OR AS NOTED.
2. WALL: DOUGLAS FIR SHEATHING GRADE (UNSANDED) PLYWOOD, 13mm THICK OR AS NOTED. SEE PLANS FOR LOCATIONS, SHEATH ALL EXTERIOR WALLS MINIMUM PROVIDE BLOCKING AT ALL PANEL EDGES..
3. ORIENTATE FLOOR AND ROOF SHEATHING WITH FACE GRAIN PERPENDICULAR TO JOISTS. STAGGER PANEL JOINTS.

SHEATHING NAILING

1. ROOF SHEATHING TO BE FASTENED WITH 64mm LONG COMMON NAILS AT:
   A. 100mm O.C. PANEL EDGES AND BLOCKING.
   B. 300mm O.C. AT INTERMEDIATE SUPPORT OR AS SHOWN ON DRAWINGS.
2. WALL SHEATHING TO BE FASTENED AS PER WALL SCHEDULE ON THE DRAWINGS.
3. NAILING SPACING TO BE REDUCED 1/3 WHEN AUTOMATIC NAIL GUNS ARE USED. STAPLED NOT ALLOWED. NAILS TO BE HOT DIPPED GALVANIZED.
4. PROVIDE DOUBLE STUDS AT PANEL JOINTS IN WALLS WHERE NAIL SPACING IS 50mm OR LESS.



1 SECTION DETAIL TYP
S1
1 : 10

500mm 100mm 50mm 0mm

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NO.	DATE (YYYY-MM-DD)	DESCRIPTION
1	YYYY-MM-DD	REVISED FOR X-ADD/SI/PC-###

DRAWING REVISIONS

NO.	DATE (YYYY-MM-DD)	DESCRIPTION
02	2023-12-08	ISSUED FOR TENDER
01	2023-10-28	ISSUED FOR REVIEW

DRAWING ISSUE

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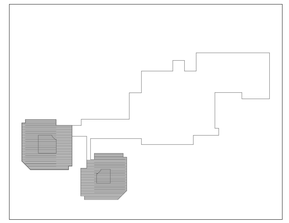

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GENERAL NOTES SECTION DETAIL

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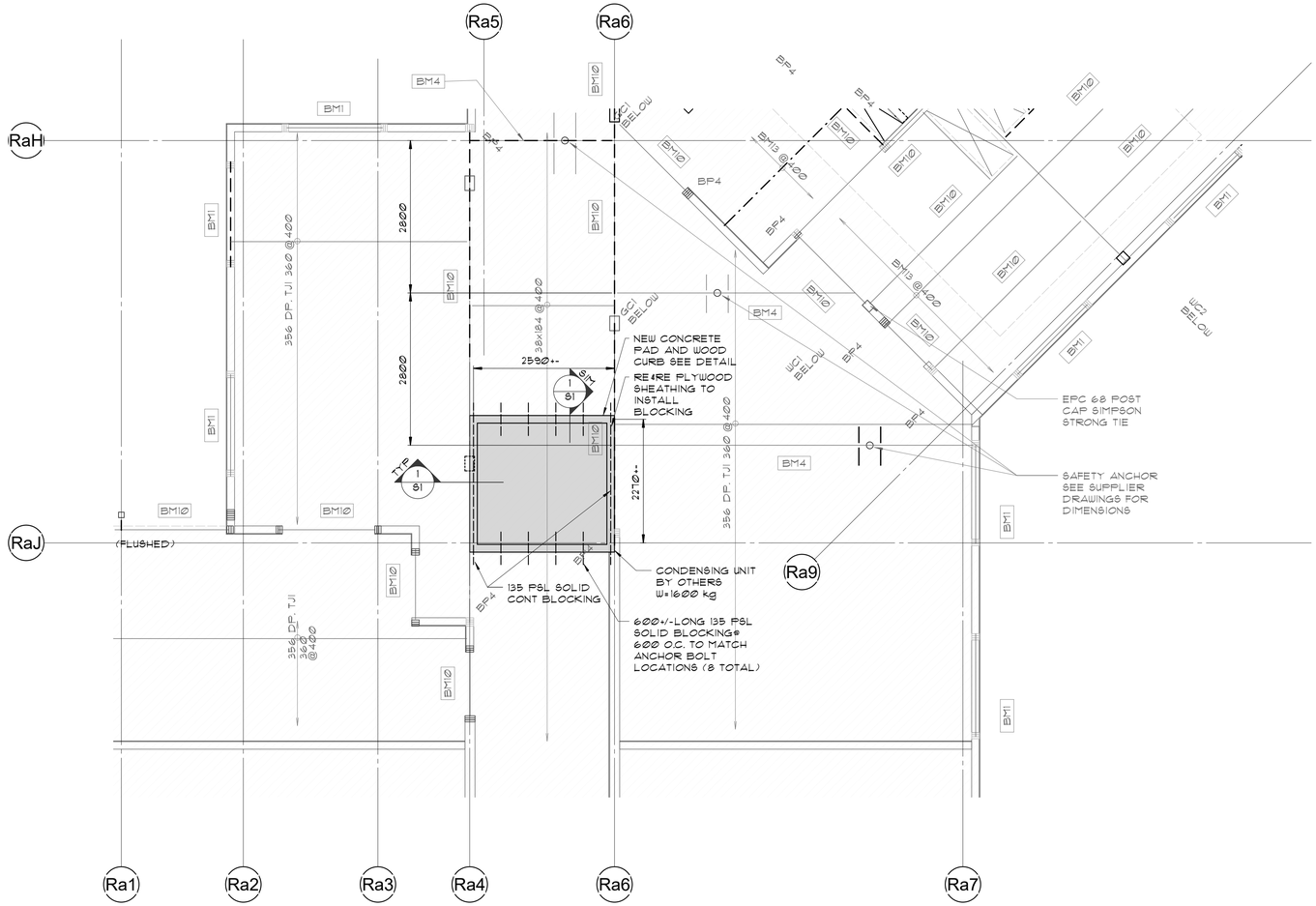

1 ROOF PLAN (HOUSE A)
S2
1 : 50

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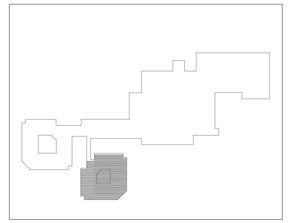

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PROVINCE OF BRITISH COLUMBIA
M. L. ANDERSON
PROFESSIONAL ENGINEER
2023-12-08

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ROOF PLAN (HOUSE A)

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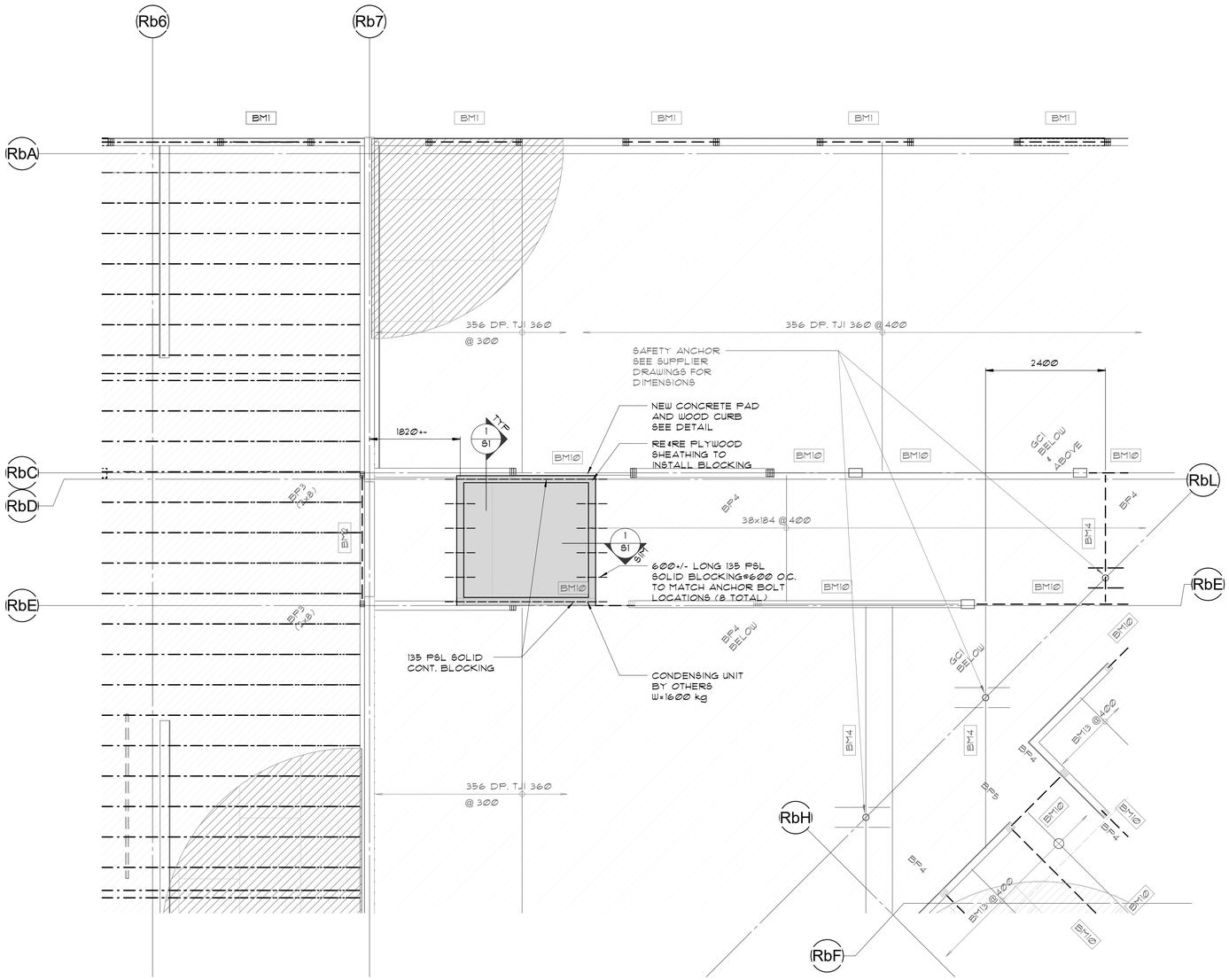

1 ROOF PLAN (HOUSE B)
S3

1 : 50

500mm 100mm 50mm 0mm

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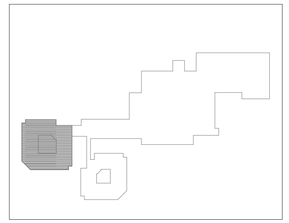

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ROOF PLAN (HOUSE B)

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